



Town of Camden
Minutes of the Select Board Meeting
March 4, 2014
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, and Town Manager Finnigan. Also present were members of the press and public.

A. Call to Order

The meeting was called to order at 6:30 pm.

B. Communications, Presentations, and Recognitions

1. Presentation of the Annual Financial Audit (Year ending June 30, 2014)

The Town's financial auditor, Greg Chabot, presented the annual Town audit. He went through the report in detail and summarized his findings. Chabot said that he had issued a clean opinion and reported that the Town is in solid financial shape. He also noted that in several areas revenue had exceeded budget, and that collection rates on property taxes were strong.

Chairperson Cates thanked Chabot for his work on behalf of the Board. The Town Manager also thanked him and noted that Carol Sue Greenleaf and the Town Office staff had worked hard to assist with the audit.

Resolution Regarding Municipal Solid Waste Management and Disposal Options

Rick Knowlton of the Mid-Coast Solid Waste Board of Directors discussed changes at the Penobscot Energy Recovery (PERC) facility that will take place over the next few years. He noted that the Municipal Review Committee (MRC) is seeking support from all of the member municipalities to work together to find an affordable alternative for solid waste disposal.

The Board asked about a single stream curbside pickup option, and Knowlton said this is being considered.

Don White made a motion to approve the Resolution to join with other MRC communities to pursue viable regional solid waste disposal solutions. James Heard seconded the motion. It was unanimously approved.

3. Report of the Historic Resources Committee

Meg Barclay reported on the recent work of the Historic Resources Committee. She said this work included editing chapters of the Comprehensive Plan, developing educational programs, working with the History Center at the Library, and looking at ways to support the Downtown Master Plan. She said that a collection of photos and other items had been collected by Didi Conover with support from the committee, and that they could be viewed in a room which has been designated as a small museum at the Curtis Island Lighthouse.

Barclay spoke about ways that the historic resources of Camden can be used to support tourism. She said that the Committee is hoping that a budget line will be approved to assist with the process of listing buildings on Bayview Street in the National Historic Register. This would provide access to tax credits for historic renovation, she explained.

Barclay said the Committee is also suggesting some changes to the Village Green policy which had not been reviewed in 10 years. She said they'd drafted the content to be easier to read, in bullet-style rather than a narrative. In addition, she reported that the Committee supported making implementation of the Village Green rules an administrative function.

The Board discussed whether or not it needs to be involved in implementing the Village Green policy to the level of voting on each proposed activity. Don White said that he is in favor of this function being handled at the administrative level, adding that he has confidence that the Town Manager would carry out the procedures once the Board has voted on a policy. White also noted that the Board is not involved in overseeing other public parks in Camden.

Cates said that he felt that the Board does not need to micromanage to the level of approving each activity, adding that he felt staff would be capable in overseeing the Board's policies.

Don White made a motion to support the new policy proposed by the Historic Resources Committee with Village Green activities to be administered by the Town Manager. Martin Cates seconded the motion.

John French noted that the item had not been listed on the agenda as a voting item. James Heard said that he also was not prepared to vote at that time.

Donald White withdrew his motion and asked that it be put on the agenda at a future time.

Martin Cates thanked Meg Barclay and the Committee for the thorough report and said that the Board appreciates the work of the Committee.

4. Report of the Harbor Master re: Daysailer Schedule

This item was not addressed and will be taken up at a future meeting of the Board.

5. Resignation of Christopher K. MacLean from the Planning Board

John French made a motion to accept Chris MacLean's resignation and thank him for his service. Don White seconded the motion. It was unanimously approved.

D. Citizen Comments

Dave Hague of Camden commented on the Fox Hill issue.

Seeing no further public comments, Cates opened the floor to comments from the Board.

Don White said that there was an opinion written by Bill Kelly whereby local zoning control is preempted by Federal and State government. He thanked Hague for his comments.

Other Board members also spoke to the Federal preemption concerning this zoning issue.

E. Approval of Select Board Minutes dated February 11, 2014 and February 25, 2014

John French made a motion to approve the minutes dated February 11, 2014 and February 25, 2014. James Heard seconded the motion and it was unanimously approved.

F. New Business

1. Consideration of a request by Candace Kuchinski and Dennis Gallant, d/b/a Yankee Packet Company, to enter into a lease with the Town for use of the Town Floats at the Head of the Harbor for the ketch Angelique.

Kuchinski and Gallant spoke to the Board about their plans for the operation of the Angelique, noting that the vessel is in its 34th season. Gallant said he had been the mate on the ketch for 10 years.

Don White made a motion to approve a 3-year lease with Candace Kuchinski and Dennis Gallant, d/b/a Yankee Packet Company, to enter into a lease with the Town for use of the Town Floats at the Head of the Harbor for the ketch Angelique. Leonard Lookner seconded the motion and it was unanimously approved.

2. Request by the Mid Maine Sports Car Club to hold a Car Show on Chestnut Street on Sunday, June 8, 2014.

John French made a motion to grant permission for the Maine Sports Car Club to hold a Car Show on Chestnut Street on Sunday, June 8, 2014 from 9:00 a.m. until 4:00 p.m. Don White seconded the motion and it was unanimously approved.

G. Select Board Member Reports

John French reported that school administrators are looking at the funding formula for the Mid-Coast School of Technology.

H. Town Manager Report

Town Manager Finnigan said the Snow Bowl would be ending a successful season in two weeks and that the trails and lifts would be modified with the redevelopment. She said there would be a celebration on March 15 & 16 at the Snow Bowl and commended the ski area crew for their work in making it a great season.

Finnigan noted that Assessors Agent Wes Robinson would be retiring and said that we all wished him well.

She said there would be a community meeting on March 20 to consider whether the Camden-Rockport Middle School meets the community's needs going forward.

Lastly she said that the Budget Committee is now meeting weekly until March 27 and that others are invited to those meetings.

I. Select Board Closing Comments

There were no closing comments.

Adjourn

Martin Cates made a motion to adjourn the meeting and convene as Board of Assessors. Don White seconded the motion and it was unanimously approved.

Convene as Board of Assessors

1. Request for an Abatement of Personal Property Taxes by US Bank National Association.

Town Manager Finnigan said that the US Bank National Association (US Bank), had applied for an abatement of business personal property taxes. She explained that US

Bank had been assessed for \$48,300 but that they believe that they should have been assessed for \$47,600, representing a difference of \$700. She said that their taxes would change from \$678.13 to \$668.30, representing an abatement of \$9.83 in taxes.

John French made a motion to deny the request for an abatement of \$9.83 in taxes for the US Bank National Association. Leonard Lookner seconded the motion. The motion passed by a vote of 4-1-0 (White opposed).

Adjourn

John French made a motion to adjourn as Board of Assessors. Don White seconded the motion and it was unanimously approved.